

CONSERVATION COMMISSION
AGENDA
JUNE 20, 2012
7:15 PM
TOWN HALL - 472 MAIN STREET - ROOM 204

- 7:15 Abbreviated Notice of Resource Area Delineation - Continuation - 180 Newtown Road (010)
Applicant: Ernest Anderson
Representatives: Foresite Engineering / Caron Environmental Consulting (town atlas plate D-3, parcel 10)
- 7:35 Request for Determination - 243 School Street - Kinley Herboldscheimer (020)
ABC Cesspool Co. - proposed replacement of an existing sewage disposal system within 100' of a wetland (town atlas plate H-4, parcel 92).
- 7:40 Request for Determination - 1 Larch Road - Jon Wagner (030)
Proposed replacement of an existing sewage disposal system within 100' of a wetland (town atlas plate E-3, parcel 65).
- 7:45 Continuation - NOI - 18 Wheeler Lane - Town of Acton Natural Resources Dept.
Applicant requests a continuation to continue to July 18 at 7:15 PM.
- 7:50 Notice of Intent - Parker Street - Town of Acton (040)
Stamski & McNary - proposed replacement of the existing stormwater drainage system within 100' of a bordering vegetated wetland and Riverfront Area along Parker Street, between 49 & 63 Parker Street (town atlas plate H-3).
- 8:00 Hybrid Farm - License Agreement (050-051)
050 - Application to Renew License for Use of Nagog Hill Conservation Land
051 - Sample "Stable Inspection Report, Commonwealth of Massachusetts"

MINUTES

February 29 osrp	outstanding	
April 18	awaiting comment	
May 2	comments rec'd by	TM, FP
May 16	" " "	AG
June 6	pending	

CONSERVATION COMMISSION
MINUTES
JUNE 20, 2012
7:15 PM
TOWN HALL - 472 MAIN STREET - ROOM 204

COMMISSIONERS PRESENT: Andrew Magee, Amy Green, Fran Portante, Jim Colman, Bill Froberg, Tom Arnold, Terry Maitland

CONSERVATION ADMINISTRATOR & RECORDING SECRETARY: Tom Tidman, Bettina Abe

VISITORS: J. Wagoon, Maura Harrigan, Jim Monahan, Mike Densen, Wilson Tuffin, Scott Hayes, Charles Caron, Jim Snyder-Grant, Dick Dolan, Lon Nichols, Paul Campbell, George Dimakarakos, Lucy Kirshner, Ken Pauley, Bob Guba, Wick and Rita McConnon

7:15 Abbreviated Notice of Resource Area Delineation - Continuation - 180 Newtown Road

Applicant: Ernest Anderson Engineer: Foresite Engineering / Caron Environmental Consulting

Scott Hayes from Foresite Engineering reported that the property backs up to the Town Forest off of Bulette Road; the wetlands and mean-high-water-line for Grassy Pond Brook were delineated by Charles Caron from Caron Environmental Consulting. The property is currently filed under Chapter 61, the Andersons are looking at development options. Mr. Hayes noted that he is not entirely certain that Grassy Pond Brook qualifies as a perennial stream near Grassy Pond and Newtown Road; he requests to hold the hearing open to further study the nature of the brook.

Mr. Caron reported that he delineated the resource areas on the property in December 2010; he has provided two management plans and two cutting plans over the years and is familiar with the land.

8:04 Mr. Magee continued the hearing to August 1, 2012 at 7:15 PM.

[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2012 Meetings - 06-20-2012 -(010) and Wetlands Filings - 180 Newtown Road.]

8:05 Request for Determination of Applicability - 243 School Street - Kinley Herboldscheimer (020)

Dick Dolan from ABC Cesspool Co. presented plans for the proposed replacement of an existing sewage disposal system 82' from the edge of wetlands within existing lawn area. The proposed replacement system will be a pre-treatment, Presby System with advanced bacterial action and will require a forced main system. The plan has been approved by the Board of Health.

Upon query by Mr. Arnold, Mr. Dolan reported that the existing system is located near the pond.

8:10 Mr. Magee closed the meeting.

Determination of Applicability - 243 School Street

Ms. Portante moved that the Commission find the work described in the Request to be within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent (-3), Mr. Arnold 2nd; unanimous.

[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2012 Meetings 06-20-2012 - (020) and Conservation Commission - Wetlands Filings - 243 School Street.]

8:15 Request for Determination - 1 Larch Road - Jon Wagner (030)

Lon Nichols presented plans for the proposed replacement of an existing sewage disposal system 76' from the edge of wetlands. The replacement system will be conventional and located under the existing driveway.

The existing system is approximately 50' from the edge of wetlands and there is an intermittent stream that surfaces at the headwall in the northwest corner of the property.

8:17 Mr. Magee closed the meeting.

Determination of Applicability - 1 Larch Road

Ms. Portante moved that the Commission find the work described in the Request to be within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent (-3), Mr. Arnold 2nd; unanimous.

[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2012 Meetings 06-20-2012 - (030) and Conservation Commission - Wetlands Filings – 1 Larch Road.]

7:45 Continuation - NOI - 18 Wheeler Lane - Town of Acton Natural Resources Dept.

Applicant requests a continuation to continue to July 18 at 7:15 PM.

7:50 Notice of Intent - Parker Street - Town of Acton (040)

Paul Campbell from the Acton Engineering Department and George Dimakarakos from Stamski & McNary presented plans for the proposed replacement of the existing stormwater drainage system within 100' of a bordering vegetated wetland and Riverfront Area along Parker Street, between 49 & 63 Parker Street.

Mr. Dimakarakos reported that the existing drainage pipes are in disrepair, the existing pipe will be replaced with the inclusion of three man-holes to help with maintenance, the pipe will be 12" ADS plastic; an existing headwall will also be replaced.

Upon query by Mr. Arnold, Mr. Campbell stated that the Town plans to conduct the work during the upcoming summer months.

Mr. Dimakarakos stated that the new pipe will be at the same elevation as the existing.

Lucy Kirshner from 35 Parker Street noted that there was a time when the stream pipe was clogged and the algae build up in Barkers Pond was out of control.

8:25 Hearing no further comments or questions, Mr. Magee closed the hearing closed.

Decision - Parker Street - Town of Acton

Ms. Portante moved that the Commission issue an Order of Conditions with Standard Conditions 18 and 19 being waived to reflect the plans as presented, Mr. Arnold 2nd; unanimous.

[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2012 Meetings 06-20-2012 - (040) and Conservation Commission - Wetlands Filings – Town of Acton - Parker Street (drainage).]

Mr. Maitland arrived.

8:35 Hybrid Farm - License Agreement (050-051)

Mr. Maitland gave an introduction to all parties present. Discussion began on the McConnon's draft license application they recently submitted.

Mr. Colman requested clarification regarding a wetland area passage (referred to in section 2B of the "Remediation Plan" of the McConnon's draft license agreement) being filled with trap rock and whether it's been tried before. Mr. McConnon stated, yes, he has done this on-site in the past, with fist size or bigger rocks, to fill in old ruts.

Mr. Arnold asked that if it has been done successfully elsewhere, and if so, let's find a reference or description of the procedure so we can replicate it. He stated that this procedure is almost a trigger for an NOI filing in and of itself.

Mr. Magee said that the Acton Arboretum has a similar application with an old stone culvert that is five feet deep below grade.

Others suggested that maybe there are shallow box culverts that could be set in, then vegetation could be planted.

Ms. Portante said gravel/trap rock surface would be too loose and would not be kept in place with horses hooves traversing it.

Mr. Tidman suggested that he and Ms. Abe can research box culverts.

Mr. Colman said that if this were an NOI, the applicant would have to hire an engineer. Perhaps the McConnons could work together with our Town Engineers.

Ms. Portante said that the Commission wants to assist with the McConnon's and their "livelihood."

Mr. Maitland asked if collaboration with Town engineers would be permissible.

Ms. Green said that she was uncomfortable with the in-house support, but suggested perhaps Frank Harrington could be hired. The McConnon's may know an engineer they could consult.

Ms. Portante said that there needs to be built a permanent passageway for water to pass through in this corridor.

Mr. Arnold requested that the McConnon's consult with an engineer on this point; he stated that it is necessary to get the wetlands lines delineated.

Mr. Tidman stated that half of the wetlands have been flagged; and he plans to flag the rest in two days and he would like to advise on the design of the culvert and passageway.

Mr. Colman asked if Area C was to be divided into two portions, "C-1 and C-2" and the McConnons answered, yes.

Mr. Arnold requested that the McConnon's provide a plan with pictures and/or diagrams for reference and discussion.

Mr. Colman requested clarification regarding use of "Area C" on a "limited and rotating basis," or "on occasion;" and additionally, he wanted more specific definition of what would go on in "Area A."

Mr. McConnon said the rotation of horses and grazing would depend upon how the grass held up to the foot traffic and munching.

Ms. McConnon stated that it could be used in the winter, but in spring they would wait until the grass grew in. Use would be seasonal depending on the weather pattern and rapidity of grass growth each year.

Mr. Colman asked if they would level Area C to make it more usable like Area A; and Wick replied he would try; and that they would fence Area C until the grass grew in.

Ms. Portante asked if Area C would be only for grazing; and Wick replied that they will need to flatten/level Area C and remove some rocks before he could use it for riding.

Ms. Green asked if that is something they want to do; the McConnons answered, yes, they would like to try to get Area C usable for riding.

Mr. Colman said that wording could go in the license for now; and the language can adapt each year to make the license clearly reflect the current situation.

Mr. Colman began a discussion about the draft license Area B, installing the nylon poles and building a split rail fence and asked for elaboration.

Mr. McConnon said in order to fence off Area B so horses could graze freely in that section, he would build a split rail fence along the left side of the trail (between Areas C and B), as it is more befitting and bucolic for the public to see as they walk across the meadow to enter the woodland trails. He would then use the nylon for the perimeter around Area B. Area B would be used for grazing. The horses would be led by a person to and from Area B and would also be used for Pony Club

Mr. Colman asked if Mr. McConnon still planned to mow and Mr. McConnon replied, yes, that he would cut whatever the horses don't eat in the meadow Area B.

Mr. Colman asked who would determine the quantity of the run-in shelters that would be installed on the property. Mrs. McConnon replied that a shed provides 3-sided protection and is required by law from November to March. Ultimately, horse behavior determines how many sheds are required depending "if they want in." Mr. Colman said that the McConnon's could formally request a number.

Mr. Froberg stated that it seems like shed quantity would be more at the discretion of the McConnon's.

Mr. Maitland stated that the Commission could have a quarterly meeting/review of the situation.

Mr. Colman requested that the McConnon's add Saturday to the riding lesson list even though this depends on how many kids sign up any given season.

Mr. Colman asked what is the "summer workshop" and Rita responded, "It's a camp."

The Commission discussed the hours of riding lessons and fees.

Mr. Arnold asked what is the "fair market value" for use of the land, either per acre and/or per horse, for riding lessons based on costs paid by other horse farms in the area. The McConnon's replied they would have to determine what would be the maximum they would be able to pay for annual rent/fee from the Commission and get back to them with that information.

Mr. Colman suggested that the clientele of Hybrid Farm could perform annual community service projects on conservation lands in Acton, or perhaps some clean-up days around Town, as another form of remuneration to the Town to reciprocate being given a license to use the land.

Jim Colman and Tom Arnold stated that they will make a new draft license based on tonight's discussion.

Mr. Magee said that a storm water management plan needs to be created; and will use his company's equipment to map the wetlands at the site using GPS.

Mr. Guba reiterated his concern for the deterioration of vegetation on the land in Area D.

[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2012 Meetings 06-20-2012 - (050-051) and Conservation Commission - Hybrid Farm - 217 Nagog Hill Road.]

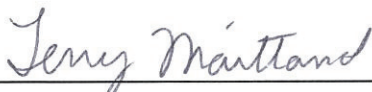
BUSINESS

The Commission will hold a special meeting on June 27 at 6:45 to work on the Open Space & Recreation Plan and also further review Hybrid Farm at 7:00 PM.

Community Preservation Committee Representative

Mr. Magee announced his resignation from the Community Preservation Committee [CPC] and moved that Ms. Green become the Commission's representative/ liaison to the Community Preservation Committee, Mr. Arnold 2nd; unanimous.

10:45 Meeting adjourned.



Terry Maitland
Chair

TT:BA:ahr
ahr.concom.minutes.2012.06-20-2012

Added new object: 010 - Abb. Notice of Resource Area Delineation - 267 Great Road

Location: Home » Public Meetings » Conservation Commission » 2012 Meetings » 06-20-2012 Listing

06-20-2012

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Actions

0001 - June 20 Agenda

naturalres 06/15/12 16 KB

010 - Abb. Notice of Resource Area Delineation - 267 Great Road

naturalres 07/30/12 3 MB

020 - Request for Determination - 243 School Street

naturalres 06/12/12 725 KB

030 - Request for Determination - 1 Larch Road

naturalres 06/12/12 312 KB

040 - Notice of Intent - Parker Street - Drainage Improvements

naturalres 06/12/12 6 MB

050 - Hybrid Farm - License Application 2012

naturalres 06/14/12 85 KB

051 - Hybrid Farm - Sample Stable Inspection

naturalres 06/14/12 609 KB